Map	Block	Lot	CARD		
156.0	0002	0016.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	747,000	/	747,000
USE VALUE:	747,000	/	747,000
ASSESSED:	747,000	/	747,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
238		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACMILLIN BRIAN & KRISTYN
Owner 2:	
Owner 3:	
Street 1:	238 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SHEPHARD EDWARD--ETAL -
Owner 2:	SHEPHARD KAREN E -
Street 1:	238 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,590 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Aluminum Exterior and 1930 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5590.000	329,900	5,700	411,400	747,000
Total Card	0.128	329,900	5,700	411,400	747,000
Total Parcel	0.128	329,900	5,700	411,400	747,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.15 | /Parcel: 387.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,800	5700	5,590.	411,400	681,900	681,900	Year End Roll	12/18/2019
2019	101	FV	217,700	5800	5,590.	411,400	634,900	634,900	Year End Roll	1/3/2019
2018	101	FV	220,300	5800	5,590.	346,700	572,800	572,800	Year End Roll	12/20/2017
2017	101	FV	220,300	5800	5,590.	317,400	543,500	543,500	Year End Roll	1/3/2017
2016	101	FV	220,300	5800	5,590.	270,300	496,400	496,400	Year End	1/4/2016
2015	101	FV	208,100	5900	5,590.	235,100	449,100	449,100	Year End Roll	12/11/2014
2014	101	FV	208,100	5900	5,590.	217,400	431,400	431,400	Year End Roll	12/16/2013
2013	101	FV	208,100	5900	5,590.	206,900	420,900	420,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEPHARD EDWARD	71207-440	1	6/25/2018		713,000	No	No		
CRONIN DIANE/ET	24181-588		1/28/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1506	Addition	117,014					
7/13/2018	966	Re-Roof	8,112	C				
2/15/2006	100	Det. Gar	10,000	C		G8	GR FY08	DEMO & REBUILD GAR

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2020	Measured	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
6/11/2018	Meas/Inspect	BS	Barbara S
10/14/2008	Inspected	355	PATRIOT
11/24/1999	Meas/Inspect	268	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5590		Sq. Ft.	Site		0	70.	1.05	7									411,389						411,400	

Total AC/HA: 0.12833 | Total SF/SM: 5590 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,389 | Spl Credit | Total: 411,400

User Acct

103710

GIS Ref

GIS Ref

Insp Date

08/05/20

!12212!

PRINT

Date	Time
12/11/20	02:19:10

LAST REV

Date	Time
08/06/20	11:18:13

danam

PAT ACCT. 12212

USER DEFINED

Prior Id # 1:	103710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31793892
Const Adj.:	0.99435562
Adj $ / SQ:	176.918
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448188
Depreciation:	118322
Depreciated Total:	329866

COMMENTS

uat pulldown stairs /studs av throut.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

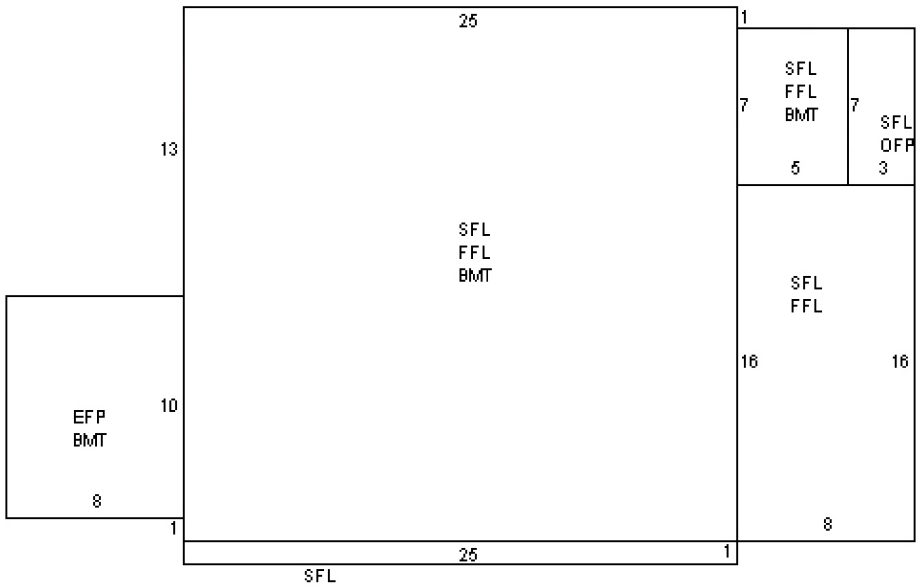
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	809	176.920	143,126
FFL	First Floor	763	176.920	134,988
BMT	Basement	715	70.320	50,282
EFP	Enclos Porch	80	60.910	4,873
OFP	Open Porch	21	43.750	919

Net Sketched Area:	2,388			Total:	334,188
Size Ad	1572	Gross Are	2388	FinArea	1930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	176.92
Special Features:	0	Val/Su Net:	138.15
Final Total:	329900	Val/Su SzAd	209.86

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	G	GD	2006	38.04	T	7.8	101			5,700			5,700

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700